

**PLANNING BOARD  
MEETING MINUTES  
December 12, 2023**

**7:00PM**

**Remote Meeting**

**Members Present:** Scott Carlson, Otto Lies, Frank Doyle, Brynn Zawada and James Parker

**Not Present:**

**Others present:** David George, Town Planner; Sara Flagg, Recording Secretary; Sam Malafronte and Jared Hite, Solli Engineering, 788 Main St; Danny Hannoush, DDMNS Realty; John Woodsmall, Holden DPW; Bryan Diel, 17 Laurelwood Rd; Joan and John Laracy, 787 Main St; Alexis Vallejos, 1104 Main St; Edmond Benoit, 35 Sherwood Hill

S Carlson called the meeting to order at 7:01 pm.

**ANR**

D George informed the Board that there are no ANR's for review tonight.

**788 Main Street (Continued Hearing from 11/14/23: 7:00 PM) Special Permit with Site Plan Review for Restaurant, including associated drive through lane.**

D George summarized that the applicant responded to questions. Revised plans have been distributed to the Board and uploaded to the Town's website. DPW has provided comments about Stormwater yesterday so the Board has not been able to review that yet.

Sam Malafronte, Solli Engineering, shared a presentation. He explained that the modifications include the Transformer location (relocated behind building), Full Length By-Pass Lane added, Proposed Parking 23 Spaces, Stormwater Management has been moved to the center of drive aisle to allow a greater buffer to the underground storage tanks of the gas station and the landscaping has changed to address site line concerns. The proposed time of operation would be 5am-10pm 7 days a week although that may be adjusted by the business. He detailed that there would be a dedicated queue lane of 12 vehicles, 23 parking spaces and dedicated timed spaces for mobile ordering. The next slide detailed the Traffic Count data was provided from Sept 2023 and compared to the MASSDOT Traffic Counts from 2018-2022. S Malafronte stated that the Holden DPW provided comments today in which they believe the traffic will not have a significant impact as a result of this proposed restaurant. S Malafronte shared how the MASSDOT Improvement project of repaving and repainting would overlay on this proposed project. They then shared Peak Hour counts for the driveway.

F Doyle asked where the data came from for the Peak Hour Driveway Exiting Movements table. J Hite, Solli Engineering, answered that this is from the various site studies widely used in engineering. J Parker asked for clarification of this data as well. J Hite explained that this is the worst case indication showing how many vehicles would be utilizing the site. S Malafronte further explained this doesn't indicate new trips only, it also takes into account people that would typically be on the roadway already. J Hite explained that they utilized the MASSDOT pavement improvement project when calculating impacts.

John Woodsmall, commented that Holden DPW has been working with MASSDOT on the design of the pavement improvement to recommend the use of double left turn lanes to improve safety and flow of traffic.

B Zawada asked about the timing of the MASSDOT project. J Hite said it should be completed Spring 2024, J Woodsmall said it is definite for the spring 2024 as it has already been delayed for 2 years and the funding and contractor have been secured. O Lies commented that the MASSDOT project is irrelevant to this Hearing since it has not been done and there is no guarantee of the timing.

The Board expressed their comments about traffic and the desire of doing an independent study for traffic counts. S Malafronte and J Hite explained that there are further data points in the full report appendices. The Board members are supportive of requesting an independent study.

S Carlson opened for Public Comment.

Bryan Diel, 17 Laurelwood Rd, expressed concerns about the suicide lane combined with increased traffic flow in terms of safety.

Joan and John Laracy, 787 Main St, commented about the order ahead app orders and how they would be able to move in and out from the queue lane. Also echoed the concerns about the suicide lane with all of these businesses in such a short distance. They also commented that there is a strong opposition to this restaurant on social media.

Alexis Vallejos, 1104 Main St, asked about the timings used in the calculation as his personal experience it takes much longer than 1 minute to be served and with 100 customers at peak hours there would be a lot of cars.

Edmond Benoit, 35 Sherwood Hill, commented that this situation will impact the residents of Sherwood Hill who already have a difficult time exiting the road onto Main St.

The Board asked D George to look into Peer Review. D George explained that requests have been made and one answer was received. Cost would be the responsibility of the applicant and the money would be held until the review is completed. D Hannoush, Danny Hannoush, DDMNS Realty, asked the cost, lead time and if the scope meets the requirements of the Board. D George replied that he does not have a lead time but response was received quickly and the quote was \$6,455. The applicant agreed to this peer review.

*Motion by F Doyle, seconded by J Parker TO CONTINUE TO JANUARY 9, 2024 PENDING THE CONCLUSION OF TRAFFIC STUDY PEER REVIEW. Approved 5-0*

O Lies requested a public comment letter be read into the meeting record. S Carlson commented that it was received after the cutoff and will have to be read in the next meeting. The Board discussed timing requirements to receive materials prior to hearing and will have further discussion about that.

### **Zoning Diagnostic: update on project**

D George updated that The Regional Planning Commission is working on a final report after the review and comments from the last meeting.

### **Jefferson Village Center Zoning: discussion and update**

D George recapped that the overlay proposal was presented to the Board for comment at the last meeting. S Carlson asked if this is based on the MBTA rule. D George said this is unrelated to the MBTA rule and is

suggested to encourage Economic Development in the Jefferson area. S Carlson said that he thought mixed use was part of this plan. D George said mixed use is permissible but not a requirement. O Lies asked about the inclusion of other Town and Public comments. D George agreed that would be important but the Planning Board comment would be the first step. F Doyle pointed to the Holden bylaw and asked if there is anything that prevents on street parking if this were approved. D George flagged that for follow up, and said that Princeton St could be possible for public parking and he will be looking into that further with DPW. Main St is a MASSDOT road so parking is not allowed. The Board decided this will be an agenda item for January 9, 2024. F Doyle asked if there are any investors that have expressed interest. D George said that some landowners have expressed support for this. S Carlson commented that he has seen this work in other areas with mixed use which helps with percentages.

#### **Upcoming Zoning Board Matters:**

33 Moscow Road, variance 3-car garage

*The Board found no Planning Board significance.*

776 Wachusett Street, variance shed

D George explained that this came to the Board as part of an ANR plan and the shed is the last item to go before the ZBA. The Board commented that they adjusted the lot lines and this non-compliance is a by-product of those changes.

*The Board found no Planning Board significance.*

384 Elmwood Avenue, special permit accessory apartment

*The Board found no Planning Board significance.*

261 Fisher Road, special permit accessory apartment

*The Board found no Planning Board significance.*

#### **Minutes:**

September 26, 2023

*Motion by S Carlson, seconded by J Parker to APPROVE THE SEPTEMBER 26, 2023 MINUTES. Approved 5-0*

#### **Recording Secretary: Sara Flagg resignation.**

The Board thanked S Flagg for her time in this position. S Flagg thanked the members for their care and effort in their work on the Board.

*Motion by O Lies, seconded by S Carlson to ADJOURN THE DECEMBER 12, 2023 PLANNING BOARD MEETING AT 8:38pm. Approved 5-0*